

# **Planning Committee**

## **Update Sheet**

**5<sup>th</sup> February 2015**

**The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.**



**Winchester**  
City Council

Working in Partnership



**South Downs**  
National Park Authority



Item No	Ref No	Address	Recommendation
01	14/02534/FUL	Chesil Street Car Park, Barfield Close, Winchester	PERMIT

**Agenda Page: 3**

**Officer Presenting: Andrea Swain**

**Public Speaking**

**Objector:** Alan Foster & John Shenton

**Parish Council representative:**

**Ward Councillor:** Cllr Fiona Mather, Cllr Chris Pines, Cllr Janet Berry, Cllr Robert Sanders

**Portfolio Holder:** Ian Tait

**Supporter:** Debbie Rhodes/ Andrew Palmer, & Richard Jobson (Architect)

Update

Representations

The St Giles Residents' Association comments were included in the summary of the 80 letters of objection. However the following comments were not considered to have been included:

- Proposal contrary to the 'Vision for Chesil Street' which emerged as part of the public consultation in 2014;
- Request for site visit.

1 additional letters of support received from Hampshire County Council Adult Services

- Clear need for this facility in the centre of town;
- Chesil Street car park is ideal location.

Item No	Ref No	Address	Recommendation
02	14/02137/FUL	51 Chilbolton Avenue, Winchester	PERMIT

**Agenda Page: 26**

**Officer Presenting: Lewis Oliver**

**Public Speaking**

**Objector:** Fraser Hymas

**Parish Council representative:**

**Ward Councillor:** Cllr Lucille Thompson & Cllr Weir

**Supporter:** Chris Rees (Agent)

**Update**

1 further letter of objection has been received from 10 Elizabeth Place raises the following points:

- Loss of a private view
- Overdevelopment of the area
- Concerns about the access arrangements for both sites being taken off of one single road

This letter raises no new issues that have not been set out in the officer's report.

**Landscape**

The report did not have a specific paragraph related landscape, as this issue was dealt with under other headings. Concern has been raised from neighbours that the development, in conjunction with the approved development at 49 Chilbolton Avenue would have an adverse impact on the residential amenities of properties in Stockers Avenue, especially as the western boundary treatment, which comprised fir trees has been removed and has therefore opened up and exposed the site.

As indicated in the report this western boundary will be landscaped, however it would be useful to have a comprehensive landscaping scheme on this boundary which includes both development sites, which the applicant has agreed this approach. Therefore a further condition (12) is proposed below, which should be read in conjunction with conditions 5 and 6.

12. In conjunction with condition 5, no development shall commence until details of a comprehensive landscaping scheme have been submitted and approved in writing by the Local Planning Authority. This strategy shall show the relationship to the adjoining 49 Chilbolton Avenue to ensure continuity across both sites. In addition it shall include management responsibilities and maintenance schedules for this and all the landscape areas and common parts. The landscaping and common parts management plan shall be carried out in accordance with the details hereby approved.

12. Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping.

Item No	Ref No	Address	Recommendation
03	14/01802/FUL	Dean Court, Hillside Close, Winchester	PERMIT
<b>Agenda Page: 38</b>			
<b>Officer Presenting: Ben Hatt</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Mr Keaveney			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Cllr Weir on behalf of Cllr Osborne			
<b>Supporter:</b> Paul Bulkeley (Agent)			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
04	14/00685/FUL	Land adjacent to Horton Barns, Clewers Lane, Walthan Chase	PERMIT
<b>Agenda Page: 50</b>			
<b>Officer Presenting: Simon Avery</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Portfolio Holder:</b> Ian Tait			
<b>Supporter:</b> Lindsey Aldington Aster (Agent) & Richard Tear (Agent)			
<u>Update</u>			
1 additional letter of objection has been received raising issues already set out in the officer's report.			
Further amended plans have been received making minor changes to the scheme. These include moving the proposed garages for units 10 and 11 forward by approximately 1 metre, adding more hedgerow planting to the front of units 19 and 20 and making minor changes to the detailed design of the buildings such as to the bay windows, porches and verges.			
Condition 13 is updated to change the reference to the corresponding amended drawing number 12-065-PL02 rev.H by MHArchitects dated 05.03.14.			
Condition 2 is amended to include details of balconies to be submitted.			

Condition 3 is amended to include details and samples to be submitted of angled terracotta ridge tiles, metal roofs to bays and canopies and dark eaves.  
Condition 4 seeking landscape details is also amended as follows to require more details to be submitted:

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- details of the 2.4 metre fence to be erected on the eastern boundary;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc. These shall be kept out of the grass verges and restricted to footways wherever possible to prevent future damage to trees from excavation);
- a method statement demonstrating how access works will be undertaken in accordance with Drawing No. 2904Lscape E and how the existing boundary planting will be retained around each boundary where it is in close proximity to the development.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate (New tree planting shall also be undertaken in accordance with the Tree Planting Detail shown on Drawing No. 2904Lscape E by Mark Hinsley Arboricultural Consultants Ltd dated 04.08.2014);
- retained areas of grassland cover, scrub, hedgerow and woodland which shall comply with the details shown on Drawing No. 2904Lscape E;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Item No	Ref No	Address	Recommendation
05	14/02310/FUL	Rozel Forge, Stapleford Lane, Durley, Southampton	PERMIT

**Agenda Page: 67**

**Officer Presenting: Michelle Thomson**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Alan Sayle

**Update**

A consultation response has been received from the WCC Drainage Engineer who has no objection to the principle of the development but has recommended a condition is included on any consent. An additional condition is therefore, proposed as follows:

- 7 No development shall take place until a detailed layout plan of the drainage which has already been installed on site has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
- 7 Reason: In order to ensure that adequate drainage for the proposed development is available on site.

Item No	Ref No	Address	Recommendation
06	14/02691/FUL	Bankside, Hilden Way, Littleton Winchester	PERMIT

**Agenda Page: 77**

**Officer Presenting: Richard Whittington**

**Public Speaking**

**Objector:** Robert Tutton

**Parish Council representative:** Cllr Peter Highfield

**Ward Councillor:**

**Supporter:** Jeremy Tyrell (Agent)

**Update**

None

Item No	Ref No	Address	Recommendation
07	14/02029/TPO	2 North Drive, Littleton, Winchester	REFUSE
<p style="text-align: center;"><b>Agenda Page: 85</b></p> <p><b>Officer Presenting: Ivan Gurdler</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b> Cllr Byrnes</p> <p><b>Supporter:</b> Mr Warner (Agent)</p> <p><u>Update</u></p> <p>None</p>			

**End of Updates**